149.0	0004	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	673,100	/	673,100
USE VALUE:	673,100	/	673,100
ASSESSED:	673,100	/	673,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FIDELMAN JANET
Owner 2:	
Owner 3:	
Street 1:	84 SCHOOL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,962 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1930, having primarily Wood Shingle Exterior and 1787 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5962.000	253,900		419,200	673,100
Total Card	0.137	253,900		419,200	673,100
Total Parcel	0.137	253,900		419,200	673,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.72 | /Parcel: 376.7

Legal Description

User Acct
98174
GIS Ref
GIS Ref
Insp Date
04/18/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 149.0-0004-0005.0

!11651!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	254,000	0	5,962.	419,200	673,200	673,200	Year End Roll	12/18/2019
2019	101	FV	230,800	0	5,962.	419,200	650,000	650,000	Year End Roll	1/3/2019
2018	101	FV	212,900	0	5,962.	371,300	584,200	584,200	Year End Roll	12/20/2017
2017	101	FV	212,900	0	5,962.	311,400	524,300	524,300	Year End Roll	1/3/2017
2016	101	FV	212,900	0	5,962.	311,400	524,300	524,300	Year End	1/4/2016
2015	101	FV	188,400	0	5,962.	269,500	457,900	457,900	Year End Roll	12/11/2014
2014	101	FV	188,400	0	5,962.	260,500	448,900	448,900	Year End Roll	12/16/2013
2013	101	FV	188,400	0	5,962.	247,900	436,300	436,300		12/13/2012

PRINT

Date	Time
12/11/20	01:47:41

LAST REV

Date	Time
10/22/18	11:25:01
apro	

USER DEFINED

Prior Id # 1:	98174
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11651

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	925-87		8/1/1979		58,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2018	20	Redo Bas	170,698	O				
12/8/2015	1890	New Wind	21,934					
1/29/2013	134		1,177	C				
10/12/2012	1314	Manual	28,880	C				
4/6/2010	252	Re-Roof	12,600					
1/29/2010	63	Redo Kit	50,300	C				
7/12/1995	391	Manual	600					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	Meas/Inspect	CC	Chris C
10/13/2016	Measured	DGM	D Mann
10/13/2016	Permit Visit	DGM	D Mann
5/17/2013	Info Fm Prmt	EMK	Ellen K
4/18/2013	Info Fm Prmt	EMK	Ellen K
5/18/2010	Info Fm Prmt	BR	B Rossignol
10/31/2008	Meas/Inspect	189	PATRIOT
11/10/2000	Hearing Chag	201	PATRIOT
12/28/1999	Inspected	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962		Sq. Ft.	Site		0	70.	1.00	8									419,201						419,200	

Total AC/HA:	0.13687	Total SF/SM:	5962	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	419,201	Spl Credit		Total:	419,200

EXTERIOR INFORMATION

Type:	2 - Bungalow
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8 %

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	120.273
Other Features:	71500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	284649
Depreciation:	30742
Depreciated Total:	253907

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

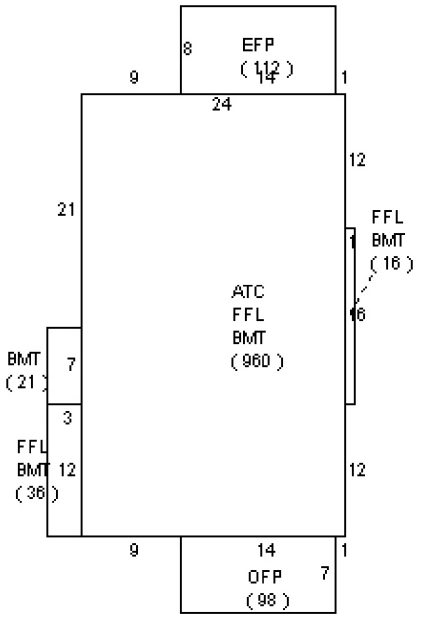
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	120.27
Special Features:	0	Val/Su Net:	97.99
Final Total:	253900	Val/Su SzAd	188.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,033	56.380	58,238
FFL	First Floor	1,012	120.270	121,716
ATC	Attic	336	72.160	24,247
EFP	Enclos Porch	112	51.010	5,713
OFP	Open Porch	98	33.000	3,234

Net Sketched Area:	2,591			Total:	213,148
Size Ad	1348	Gross Are	3215	FinArea	1787

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		
BMT	100	FLA	75		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 149.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: